151.0	0003	0006.0	1 of 1	Residential	Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED: 725,400 / 725,400
					USE VALUE: 725,400 / 725,400
					ASSESSED: 725,400 / 725,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
200		SPRING AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	WATSON ANNA M
Owner 2:	
Owner 3:	
Street 1:	200 SPRING AVENUE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	WATSON ANNA M/ETAL -
Owner 2:	SMITH LAURA A -
Street 1:	200 SPRING AVENUE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 4,913 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1931, having primarily Wood Shingle Exterior and 1622 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4913.000	271,500		453,900	725,400
Total Card	0.113	271,500		453,900	725,400
Total Parcel	0.113	271,500		453,900	725,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 447.23 | /Parcel: 447.2

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 100269

GIS Ref

GIS Ref

Insp Date 11/11/08

Parcel ID 151.0-0003-0006.0

!11865!

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	271,500	0	4,913.	453,900	725,400	725,400	Year End Roll	12/18/2019
2019	101	FV	220,600	0	4,913.	425,500	646,100	646,100	Year End Roll	1/3/2019
2018	101	FV	220,600	0	4,913.	351,800	572,400	572,400	Year End Roll	12/20/2017
2017	101	FV	220,600	0	4,913.	323,400	544,000	544,000	Year End Roll	1/3/2017
2016	101	FV	220,600	0	4,913.	295,000	515,600	515,600	Year End	1/4/2016
2015	101	FV	208,700	0	4,913.	289,400	498,100	498,100	Year End Roll	12/11/2014
2014	101	FV	208,700	0	4,913.	268,900	477,600	477,600	Year End Roll	12/16/2013
2013	101	FV	208,700	0	4,913.	255,900	464,600	464,600		12/13/2012

PRINT

Date	Time
12/11/20	01:59:51

LAST REV

Date	Time
11/21/19	17:20:44
jorourke	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 11865

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WATSON ANNA M/E	41510-304		11/26/2003	Family	250,000	No	No		Richard Allan Watson - DOD: 09/18/2019 BK: 7
WATSON RICHARD/	26806-403		11/6/1996		1	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/17/2009	860	Redo Kit	8,000					
4/10/1997	157		4,500					ADD BATH

ACTIVITY INFORMATION

Date	Result	By	Name
11/11/2008	Meas/Inspect	163	PATRIOT
11/22/1999	Meas/Inspect	263	PATRIOT
7/21/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	100269
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4913		Sq. Ft.	Site		0	80.	1.15	9									453,914						453,900	

Total AC/HA:	0.11279	Total SF/SM:	4913	Parcel LUC:	101	One Family	Prime NB Desc:	Brackett	Total:	453,914	Spl Credit		Total:	453,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1931	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	2	Rating:	Poor

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.98990101
Adj $ / SQ:	173.728
Other Features:	85500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	393487
Depreciation:	121981
Depreciated Total:	271506

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 7		BRs: 3		Baths: 1					HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

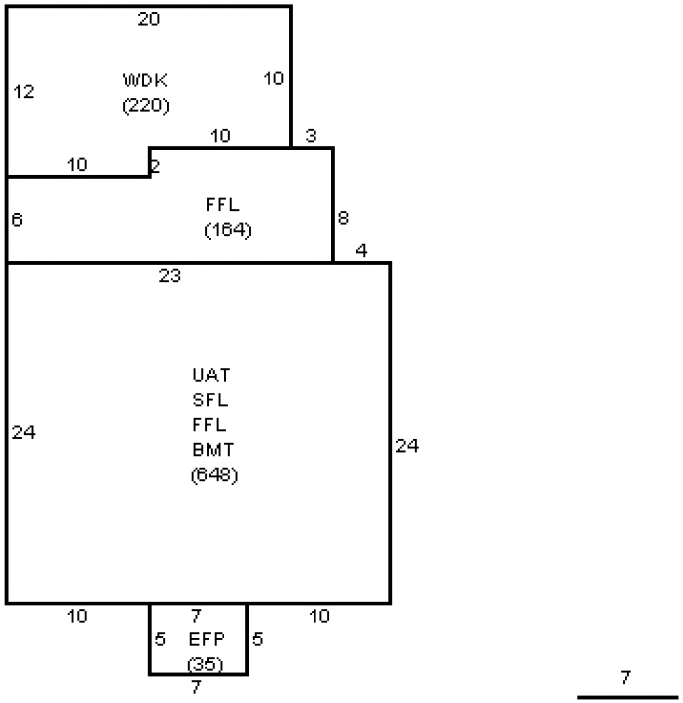
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	173.73
Special Features:	0	Val/Su Net:	107.52
Final Total:	271500	Val/Su SzAd	185.96

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	812	173.730	141,067
BMT	Basement	648	52.120	33,773
SFL	Second Floor	648	173.730	112,576
WDK	Deck	220	10.440	2,297
UAT	Upper Attic	162	97.290	15,761
EFP	Enclos Porch	35	71.870	2,515

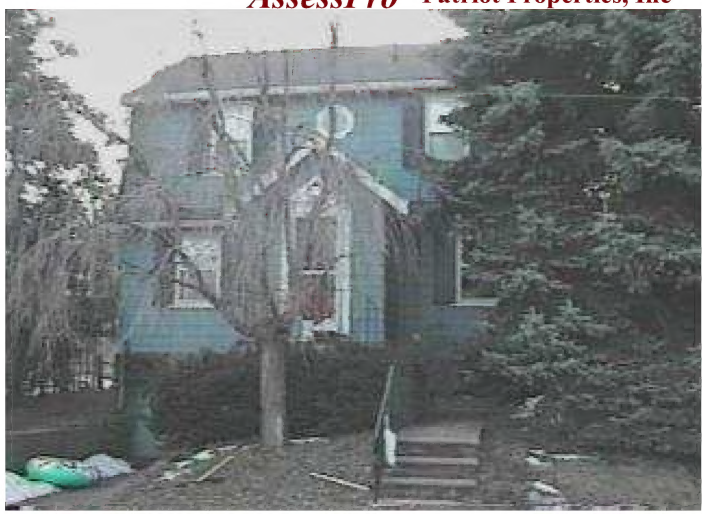
Net Sketched Area:	2,525			Total:	307,989
Size Ad	1460	Gross Are	3011	FinArea	1622

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	F	

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

151.0-0003-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	
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